

CENTREVILLE HISTORIC OVERLAY DISTRICT

DESIGN GUIDELINES

DESIGN GUIDELINES

III.



Chapter Organization

Chapter III, Design Guidelines, is organized as follows.

Section A discusses the Centreville Historic Overlay District (CHOD). This section begins with an overview, followed by streetscape guidelines, site guidelines, new construction guidelines, and archeological resources.

Section B includes Additional Considerations for Parcels Zoned Residential. This section begins with an overview, followed by streetscape guidelines, site guidelines, and a discussion of new residential construction.

Section C includes Additional Considerations for Parcels Zoned Commercial. This section begins with an overview, followed by streetscape guidelines, site guidelines, and a discussion of new commercial construction.

Section D contains illustrations of the Centreville Historic Overlay District. These graphics compare the mass and scale of development allowed by zoning, to the mass and scale of development in accordance with these Design Guidelines.

A. Guidelines for the Centreville Historic Overlay District

1. Overview of the Centreville Historic Overlay District (CHOD)

The Centreville Historic Overlay District (CHOD) contains a number of historic structures. There are 13.67 acres of vacant, not publicly owned land in the district. Much of the publicly owned land has been master planned but has underlying residential or commercial zoning.

Some of the historic “main street” commercial buildings that were representative of Centreville’s development along Braddock Road before the Civil War have not survived. Historic images and descriptions provide information that a number of structures along Braddock Road may have been both a residence and place of business and that these structures were residential in scale. Payne’s Store (see historic image in Chapter II: Section A4), built in the 1930s, is a good example of the size and scale of a village store from the late-nineteenth and early-twentieth centuries. A typical three-part storefront design (see illustration on page 41) can be used as an example for appropriately scaled commercial development in the district.

Although, Mount Gilead Road was platted on the original town plat in addition to Braddock Road, it appears there was little concentrated development beyond Braddock Road prior to the Civil War.

In addition to the historic structures located in the district, there are some instances of more modern development. A large, three-story office building faces onto Braddock Road south of its intersection with Mount Gilead Road. Its scale, massing, and materials are not in keeping with the character of the district as it was built before the establishment of the historic overlay district. Construction completed more recently such as the church near the southern edge of the district and the detached single-family residences at the intersection of Mount Gilead Road and Wharton Lane are much more successful at interpreting the district character.



The darker green shading denotes the parcels within the Centreville Historic Overlay District.



The rural character of the district is best preserved where there is no curb and gutter or sidewalk.



Looking south on Braddock Road towards Lee Highway, recent road improvements include curb and gutter and sidewalks.



Looking north as Braddock Road leaves the district, the rural character becomes overshadowed by noise barrier walls.

This view of Mount Gilead Road looks east to its terminus at St. John's Church.



2. Streetscape Guidelines

Although the district is bordered by Lee Highway (Route 29), Sully Road (Route 28) and Pickwick Road, the dominant road in the district is Braddock Road. It was originally a farm-to-market route and part of a route to the Shenandoah Valley and the Northwest Territory. Before being renamed to honor General Edward Braddock, it was known as Mountain Road and Turnpike Road. The c. 1800 town plat shows the realignment of this road as Main Street with a width of 60 feet. Braddock Road is currently a two-lane asphalt street with some sidewalks and curb and gutter at the south end of the street. The mixed eras of development and current uses along this road give it a random character.

Although no longer a travel route, a trace remains of a fragment of the Warrenton Turnpike – across the driveway for the stone church – near the northern end of Braddock Road. Aligned with River Thames, it was also known as the Faquier and Alexandria Turnpike (c. 1808) and connected the Little River Turnpike at Germantown to Faquier Courthouse (Warrenton). It was a primary retreat route for the Union after the Battles of First and Second Manassas.

The c. 1800 town plat shows the present Mount Gilead Road as Keen Street with a width of 40 feet. It is currently a two-lane asphalt road with curb, gutter and sidewalk only on the parcel in the southeast corner of its intersection with Braddock Road. The historic portion of Mount Gilead Road dead ends into Peterson Way at St. John's Church. A lack of development along this street, a wooded edge, open space, and park-owned parcels contribute to a high degree of rural/agricultural historic character in this area.

The rural character of the streets within the district does not lend itself to pedestrian traffic although there is relatively low traffic volume. However, pedestrian linkages to and within the district are important and should be provided.

Guidelines

- Retain historic fence and wall materials.
- Avoid installation of additional sidewalks.
- Do not widen roads. As an alternative consider development of a unified on-site trail system.
- Preserve road character by not extending curb and gutter beyond that currently in place, especially on parcels that contain historic structures.
- Ensure that any new roads respect the history of land ownership and reflect a rural farm/village pattern rather than a modern cul-de-sac model.
- Extend old roads where possible rather than introducing new roads in the district.

A. Guidelines for the Centreville Historic Overlay District, continued

3. Site Guidelines

Individual historic residential parcels within the district are characterized by mature trees, infrequent stone walls or picket fences, some brick or stone walkways, unpaved driveways, and occasional outbuildings.

Most developed sites have mature evergreen plantings that create a green edge while undeveloped parcels retain a sense of openness consistent with the former agricultural uses of the district. On those sites where residences have been converted to business uses, a majority of the site has often been asphalt-paved for parking but a green edge has been maintained.

On Braddock Road, historic structures at the northern end of the street have relatively shallow setbacks while those toward the southern end have slightly deeper setbacks. Non-historic development has the deepest setbacks seen on the street.

Guidelines

- a. Reinforce the character of the district by using plant material rather than fences and walls to provide any necessary sense of enclosure for front yards.
- b. Split rail fencing may be appropriate for park-owned properties but should not be used for residential or business parcels.
- c. Do not install new chain link fences, however, the fence at Mount Gilead should be preserved.
- d. Preserve existing mature indigenous trees.
- e. Retain existing examples of historic fences/walls.
- f. To maintain the rural character of the district, use gravel or other pervious paving for new driveways.
- g. Ensure that parking areas are located to the side/rear of the street elevation of the primary structure.
- h. Place accessory structures such as garages and sheds to the rear of residential parcels. At a minimum they should be located behind the rear wall plane of the structure.
- i. Keep new paved areas to a minimum, as they are not consistent with the character of the district.
- j. Construct new site walkways according to historic precedents.
 - i. Indigenous materials such as stone or brick are consistent with the district character. Such materials help water to drain slowly reducing runoff.
 - ii. Relate the materials used to the era of adjacent historic structures. Concrete did not become a common paving material until the late-nineteenth century but may be appropriate in some instances.



The Mount Gilead property has a number of specimen trees.



Historic fences and gates are character-defining features in the district.



This lattice screen obscures the HVAC equipment for the house.



Native materials were used in the construction of this spring house.

4. New Construction Guidelines

a. Background

The CHOD contains an inventory of buildings and sites that represent the development and evolution of the village from the late-eighteenth century through the mid-twentieth century. Preserving their unique character allows the county to provide a physical reminder of the county's rich heritage for present and future generations.

Any new construction in the Centreville Historic Overlay District (CHOD) needs to be carefully designed so that the new building respects its historic setting. The goal is to respect the physical character of the area and not to visually challenge or compete with it. While there are various architectural styles in the district, the historic and contributing buildings were constructed of traditional materials and share a similar residential scale and size. Some also have simple decorative details. The placement, size, and form of the buildings, together with their materials and details, help create a human scale to the district. Note that the majority of the historic and contributing buildings within the CHOD are smaller than the maximum size allowed under current zoning. As a result, in order to respect the historic character of the district, it may not be possible to construct a new building as large as is allowed by the Zoning Ordinance.

Because the CHOD has a small number of extant historic and contributing structures, historic images of the district can be very helpful in understanding the vocabulary of structures from which to draw inspiration.

New buildings can reflect the diversity of architectural styles found in the district, but should respect the scale and form of the historic and contributing structures. Traditional styles are acceptable, but should not replicate historic and contributing structures in the district. Doing so would create a false sense of history and ultimately diminish the primacy of the historic and contributing structures in their own context. Contemporary styles are acceptable, but must be compatible with the overall historic character of the district. New buildings can use traditional materials or modern materials that are compatible with the historic character of the district.

b. Comments on Contemporary Design

- Contemporary design of new structures that is sensitive to its historic surroundings through compatible scale, massing, materials, siting, and design details, is welcome and appropriate in the CHOD.
- Contemporary design may be suitable in the areas where buildings are widely separated and the design relationship should be to the natural landscape rather than to other buildings.

A. Guidelines for the Centreville Historic Overlay District

4. New Construction Guidelines, continued

The architecture of the CHOD encompasses examples from the late-eighteenth through the early-twentieth centuries. A number of characteristics are common to the remaining structures and those found in historic images of the town:

- Two-story, rectangular in plan
- Primarily frame construction, often covered in clapboard, sometimes in board-and-batten siding
- Some stone structures, stone church remains
- Irregular red sandstone and fieldstone foundations
- Wood shingle, standing-seam metal, or asphalt-clad gable roofs, some with dormers, some with the gable end to the street
- Residences and commercial structures often had porches or porticoes
- Most buildings placed close to road

Placement Guidelines

- a. Reinforce the character of the district and minimize the impact of new construction on natural resources and distinctive land patterns.
- b. Respect the site lines to and from historic and contributing when siting new structures.
- c. Work with the existing contours of the landscape.
- d. Respect the historic setback and spacing of buildings in the district when siting new structures.
- e. Place new additions on a side or rear elevation to retain the original orientation of the structure
- f. Attach new additions to historic and contributing buildings in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

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New Exterior Additions to Historic Buildings

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NOTE:

Although the Zoning Ordinance allows for a maximum 35' building height limit, this may not be in keeping with the existing historic character. The roof height is measured at the midpoint of the roof on a gable roof.



Historic outbuildings can provide additional examples for massing of new construction.



The Harrison House is representative of the simple mass of most historic structures in the CHOD.



Both Payne's Store, above, and the Harrison Outbuilding, below, are representative of the end gable massing, common for historic commercial structures and outbuildings.



Massing Guidelines

- g. New structures or complexes of structures should not overwhelm the historic and contributing structures or compete for the visual focus of this district.
- h. Look to examples of historic and contributing dwellings that grew over time and may have had a commercial component. These buildings will often feature a series of separate, subordinate masses such as side additions or rear ells. Historic images of Centreville can be helpful.
- i. Respect the height of adjacent residential construction.
- j. Respect the height of adjacent commercial construction.
- k. Respect the width and bay divisions of Centreville's historic structures. Flexibility in the width of new structures may occur due to different eras and styles of construction and the structure's placement on the lot.
- l. Reflect the scale and proportions of adjacent historic structures. Larger commercial or mixed-use structures should be composed of multiple masses that reflect the size and scale of historic and contributing properties.
- m. Respect the roof pitches found on historic and contributing structures.
- n. For historic and contributing properties, new additions should be subordinate in size, scale, massing and siting. The existing historic architecture should remain the visual focal point.

Elements and Materials Guidelines

- o. Use local materials to harmonize with existing construction and landscape. The district's early historic structures used irregular sandstone or fieldstone for foundations and chimneys. Brick was also used for chimneys and later for walkways. Wood was used for clapboard or board-and-batten clad exterior walls throughout the nineteenth and early-twentieth century.
- p. Avoid using materials and elements that are incompatible with the historic district.

A. Guidelines for the Centreville Historic Overlay District, continued

5. Archaeological Resources in the District

The Centreville Historic Overlay District (CHOD) has numerous recorded archaeological sites. They include:

Eighteenth century:

- an ordinary
- a store
- Mount Gilead outbuildings

Early- to mid-nineteenth century:

- foundations of a house
- tanyards
- gravesites
- commercial establishments

Civil War occupation

- fortifications
- trenches
- encampments

The county may require archaeological investigation for development applications involving land disturbing activity of 2,500 square feet or more located wholly or partially within or contiguous to a Historic Overlay District in accordance with Section 7-210 of the Fairfax County Zoning Ordinance. The Fairfax County Park Authority will review applications for the probability of the site to yield no, low, medium, or high levels of archaeological resources and decide whether or not a Phase I Archaeological Survey is warranted.

Whether or not a survey is required, it is important to understand that you are stewards of the history of your property, including archaeological resources and that they should be preserved as part of that responsibility.

Each historic building is an artifact of a specific period in the county and in Centreville's history. The rest of the story lies beneath the house, yard, gardens, and fields. Historic lands may yield features and artifacts related to earlier historic, or even prehistoric occupation of the property, and can often provide much more insight about the life and culture of a property's inhabitants than the architecture itself.

If you think you may have remnants of a previous structure on your property, please contact the Fairfax County Park Authority before you continue with your project.

Inappropriate Treatments

- Avoid siting new construction on or near a known archaeological resource.
- New attachments to existing structures should not mask, damage, or destroy archaeological features or materials.

Archaeological Guidelines

- a. Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- b. Locate new construction away from any known archaeological resources.
- c. Inform the Fairfax County Park Authority if archaeological resources are discovered. They are protected by the same section of the Code of Virginia as historic buildings and above-ground sites.
- d. Delay construction, where disturbance of the site is unavoidable, so that the site may be properly recorded by a qualified archaeologist before it is disturbed. Professional excavation is scientific and systematic in nature and involves detailed mapping and analysis.
- e. Keep together as a collection any artifacts found while gardening, tilling, or excavating on a property. When possible, note on a site plan or survey plat where on the property the artifacts were found.



Although the Civil War earthworks were preserved, modern riprap was placed in the ditch adjacent to the parapet, an integral part of this historic feature that should not have been used as a stormwater channel. The preservation of historic features requires consultation with the Fairfax County Park Authority.

B. Additional Considerations for Parcels Zoned Residential

1. Overview of Parcels Zoned Residential

Residential parcels in the district include those parcels that face onto Braddock Road, Pickwick Road, and Wharton Lane and include the covered way and St. John's Church. There are approximately 10.15 acres of vacant, residentially zoned, not publicly owned land, in the district.

Historically, several of the parcels zoned residential occupy land that was associated with the Royal Oaks Farm. These parcels retain a sense of openness associated with that former use although subdivisions of the property resulted in small-scale residential development facing Pickwick Road in the mid-twentieth century.

Larger-scale townhouse and single-family development in the northeastern portion of the district on either side of Wharton Lane illustrates the density of development that threatens the district. Park ownership of much of the undeveloped land within these developed areas ensures the preservation of important Civil War sites and their interpretation.



The darker green shading denotes those Parcels Zoned Residential within the lighter green Centreville Historic Overlay District. The 1907 inset image shows that residences were often built close to the road with minimal setback and room for plantings.

2. Residential Streetscape Guidelines

For the parcels zoned residential, the dominant road is Wharton Lane. It was a private farm road until the farm was subdivided prior to the Civil War when soldiers used it as a travel route. It is a two-lane asphalt road with curb and gutter as well as a concrete sidewalk on the north side of the lane. The south side of the lane, across from the residential development, retains more of its historic character with minimal development and no sidewalk.

At the eastern edge of the area zoned residential and the historic overlay district boundary, there are five parcels that face onto Pickwick Road. These parcels were developed in the mid-twentieth century and do not contribute to the significance of the overlay district. Pickwick Road, south of Leland Road, along these five parcels is a two-lane unmarked asphalt road with no curb or gutter. North of Leland, Pickwick Road shares the characteristics of the roads in the subdivision to its east with curb and gutter installed. In general, the streetscape on Pickwick Road, south of Leland Road, preserves the rural historic character of the district.

Leland Road is located to the north of the five Pickwick Road parcels. It provides access to two parcels located west of Pickwick which have no road frontage. It is an unmarked gravel road with a green edge.

Guidelines

- a. Retain the historic character of the south side of Wharton Lane through the preservation of historic fence and wall materials.
- b. Avoid the installation of a sidewalk on the south side of Wharton Lane. As an alternative, consider the development of a unified on-site trail system.
- c. Do not widen Wharton Lane, which may threaten historic resources, both identified and buried.
- d. Preserve the character of Pickwick Road as a two-lane road with no curb and gutter. As an alternative, consider the development of a unified on-site trail system.
- e. Keep the character of Leland Road to the west of Pickwick Road as a minor access road, unpaved with no curb and gutter, to prevent encroachment of modern streetscape to the interior of the district.
- f. Ensure that any new roads respect that history of the land ownership and reflect a rural farm/village pattern rather than a modern cul-de-sac model.
- g. Request waivers to regulations requiring the installation of sidewalks and curb and gutter when the required infrastructure will destroy the rural historic character. Work with appropriate agencies to secure waivers.
- h. Extend existing roads where possible rather than introducing new roads into the district.

This view of Wharton Lane looking northeast from its intersection with Peterson Way shows the wooded edge boundary of the CHOD and the adjacent recent residential construction.



B. Additional Considerations for Parcels Zoned Residential, continued

3. Residential Site Guidelines

A wooded edge with gravel driveways characterizes Pickwick Road sites south of Leland Road. Mature trees create a canopy along the street and provide some screening and privacy for the houses.

The relatively deep setback of houses on the south side of Wharton Lane is in stark contrast to the new development with minimal setback on the north side of the street. The district includes only the houses on the south side.

Although St. John's Church is oriented to Mount Gilead Road, it also has frontage along Wharton Lane. A split rail fence defines the edge of the church parcel. There is also a parcel with a stone wall located to the west of the lane's intersection with Pickwick Road.

Residential sites in the district have few examples of walkways or accessory structures.

Guidelines

- a. Reinforce the open, rural character of the residential area by using plant material rather than fences and walls to provide sense of enclosure for front yards.
- b. Split rail fencing may be appropriate for public/park-owned properties but should not be used for residential or business parcels.
- c. Do not use chain link fences.
- d. Preserve existing mature indigenous trees.
- e. Retain existing examples of historic fences/walls.
- f. To maintain the rural character of the district, use gravel or other pervious paving for new driveways.
- g. Ensure that parking areas are located to the rear of the primary structure.
- h. Place accessory structures such as garages and sheds to the rear of the parcel. At a minimum, they should be located behind the rear wall plane of the structure.
- i. Construct new site walkways according to historic precedents.
 - i. Indigenous materials such as stone or brick may also be used.
 - ii. Relate the materials used to the era of the dwelling. Concrete did not become a common paving material until the late-nineteenth century.
- j. Keep new paved areas to a minimum, as they are not consistent with the character of the district.
- k. Request waivers to regulations requiring the installation of a paving material type when that material may be inappropriate for use in the district. Work with appropriate agencies to secure waivers.



Although stone walls and split rails fences are found in the district, the front yards of new residences should reinforce the open character of the district.



Brick and stone walkways found on residential sites within the district can be used as inspiration for new site elements.



A detached garage located to the rear of the house may provide a model for new accessory structures.

4. New Residential Construction Guidelines

Characteristics common to the historic and contributing residential structures found in the CHOD and those found in historic images of the town include:

- Two-story, rectangular
- Frame construction often covered in clapboard, sometimes in board-and-batten
- Irregular red sandstone/fieldstone foundations
- Wood shingle, standing-seam metal, or asphalt-clad gable roofs, some with dormers, some with the gable end to the street
- Porches or porticoes
- Exterior stone or stone and masonry chimneys
- Windows with small panes in the upper or both sashes, or two-over-two upper and lower sash

Placement Guidelines

Follow the guidelines for the district located in Section A4 of this chapter. The illustrations at the end of this chapter show how contextually sensitive streetscape, siting, and massing can lessen the impact of new development on the historic character of the district.

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III DESIGN GUIDELINES

B. Additional Considerations for Parcels Zoned Residential

4. New Residential Construction Guidelines, continued

Massing Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.
The illustrations below may also be helpful.

Two-story with side wing



Two-story with rear wing



One- and one-half story with side wing



The three house massing studies shown above can be seen on the Development According to the Guidelines for Parcels Zoned Residential illustration on the preceding page. The mass and scale are consistent with historic residences in the district as pictured to the right. Note that each example includes a front porch.





Six-over-six light windows are seen on the eighteenth-century Mount Gilead and on the Spindle Sears House.



Two-over-two light windows were popular in the late-nineteenth and early-twentieth centuries as seen on the Enos Utterback House.



Multiple divisions in the upper sash over a single pane of glass below are seen on the Havener House.



Full-width porches are found on several residences within the district, such as the Havener House example pictured here, and can provide the benefit of a shaded outdoor living space and connection with neighbors.



Examples of traditional materials such as the stone and brick chimney, clapboard siding, and standing-seam metal roof can be found on houses in the district including the Havener House as seen in this view at the rear of the house.

Elements Guideline

Follow the guidelines for the district located in Section A4 of this chapter. In addition:

- a. Consider the use of building techniques and features characteristic of historic and contributing structures in the district such as:
 - deep overhangs and porches
 - transoms
 - operable shutters and double-hung sash windows
 - align openings for cross-ventilation
 - chimneys



A transom was included above the door of the 1937 Stone Filling Station.

C. Additional Considerations for Parcels Zoned Commercial

1. Overview of Parcels Zoned Commercial

There are two historic commercial resources within the Centreville Historic Overlay District (CHOD): Payne's Store and Payne's Restaurant as shown on the map on page 14 shaded in red and facing Lee Highway. The former Payne properties reflect the early-twentieth century commercial development of Lee Highway by businesses hoping to serve customers on day trips from Washington, D. C. to Centreville's historic sites and beyond.

As Northern Virginia expanded from the nations' capital, Lee Highway (Route 29) became a major arterial highway, Centreville became a commuter suburb, and sustained commercial development was focused on Lee Highway. The commercial parcels within the district span nearly a century of this growth.



The darker green shading denotes those Parcels Zones Commercial within the lighter green Centreville Historic Overlay District.



A stone wall and evergreen plantings are used to screen new construction facing Lee Highway.



A green strip provides space for plantings and signage between private parcels and the service road parallel to Lee Highway.

2. Commercial Streetscape Guidelines

The parcels zoned commercial in the Centreville Historic Overlay District primarily face onto Lee Highway (Route 29), a six-lane, divided highway. The road now known as Lee Highway began as a turnpike road at the same time as the Fauquier and Alexandria Turnpike, c. 1808. It was paved in 1925 as part of a transcontinental Lee Highway trunk road.

Currently, Lee Highway is divided by a grass-covered median for a portion of the southern boundary it forms for the overlay district. The remaining portion is a painted median. A service road separated from Lee Highway by grass-covered medians extends from the eastern district boundary west to the Payne parcels. A verge strip on the street side of a narrow concrete sidewalk characterizes the service road edge and removes pedestrian traffic from contact with the fast-moving main highway.

Moderate setbacks for most commercial construction along Lee Highway allow space for a planted green edge and sign location at the street frontage of the parcel.

Guidelines

- a. Continue the current practice of a green edge along the street frontage of each parcel. The Zoning Ordinance requires a 10' wide landscaping strip when there is site parking with at least 20 spaces.
- b. Do not demolish historic structures for parking, right-of-way, or new construction.
- c. Use streetscape elements that provide a human scale where sidewalks are present.

C. Additional Considerations for Parcels Zoned Commercial, continued

3. Commercial Site Guidelines

There is no uniform setback for the commercial structures that face onto Lee Highway from the Historic Overlay District. Generally, older structures are now located closer to the street due to the widening of the highway during the latter part of the twentieth century. Often, these buildings with shallow setbacks have parking at the front and back of the site. Later development that either fronts onto the service road or is located near the intersection with Sully Road has random setbacks and parking locations are often on two or more sides of the building.

Guidelines

- Reinforce historic auto-oriented shallow setback where possible and as may be achieved by zoning action, with side and rear parking.
- Screen edges of parking, especially to rear of lots to provide a buffer to the parcels on the interior of the district.
- Encourage pedestrian and vehicular connectivity between adjacent parcels.
- Maintain a wooded edge along the access road to Sully Road from Lee Highway at the CHOD western boundary, as it provides a visual barrier from within the historic district.



Payne's Store and Restaurant have shallow setbacks with minimal parking in front of the building. The black arrows show opportunities for inter-parcel connectivity.

4. New Commercial Construction Guidelines

As each generation has left its mark on the commercial development along Lee Highway, different choices have been made with regard to siting and building design. Early-twentieth century development continued the historic village character found to the interior of the district. Ensuing development reflected the era in which it was built. It should be a goal of new construction on the parcels zoned commercial to create a vocabulary of elements, features, and materials that provide some level of visually cohesive connections between these disparate parcels.

Placement Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.

C. Additional Considerations for Parcels Zoned Commercial

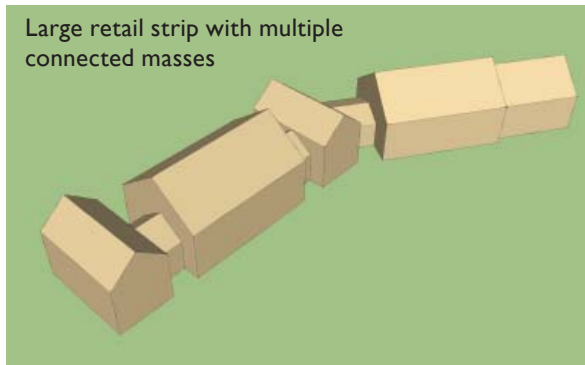
4. New Commercial Construction Guidelines, continued

Massing Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.

In addition:

- a. In some cases, at the discretion of the ARB and dependent on site conditions and adjacent structures, it may be possible to stepback the height of commercial construction over two stories. The highest portion of the building should be at the highway and should lower toward the rear to not overwhelm the interior of the historic district.
- b. Design new additions to be subordinate in size, scale, massing, and siting. The existing historic architecture should remain the visual focal point.



The two commercial building massing studies shown above can be seen on the Development According to the Guidelines on Parcels Zoned Commercial illustration at the end of this chapter. The mass and scale are consistent with historic structures in the district as pictured here.

Elements and Materials Guidelines

- c. Consider the use of building techniques and features characteristic of historic and contributing structures such as:
 - brick or frame, concrete foundation not raised
 - storefront transoms
 - awnings
 - large-paned windows
 - gable or flat roofs
- d. Consider the use of traditional storefront design.
 - The street level should be primarily transparent. A cornice and/or sign band should be located in the upper portion of this level.
 - The upper facade should have less transparency than the street level, but still contain a balanced arrangement of window openings.

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Historic materials such as brick, stone, wood, and metal can be found in the historic district. Recent development in the district has incorporated some of these materials, as shown above.

Typical Elements of a Commercial Facade and Storefront

Cornice

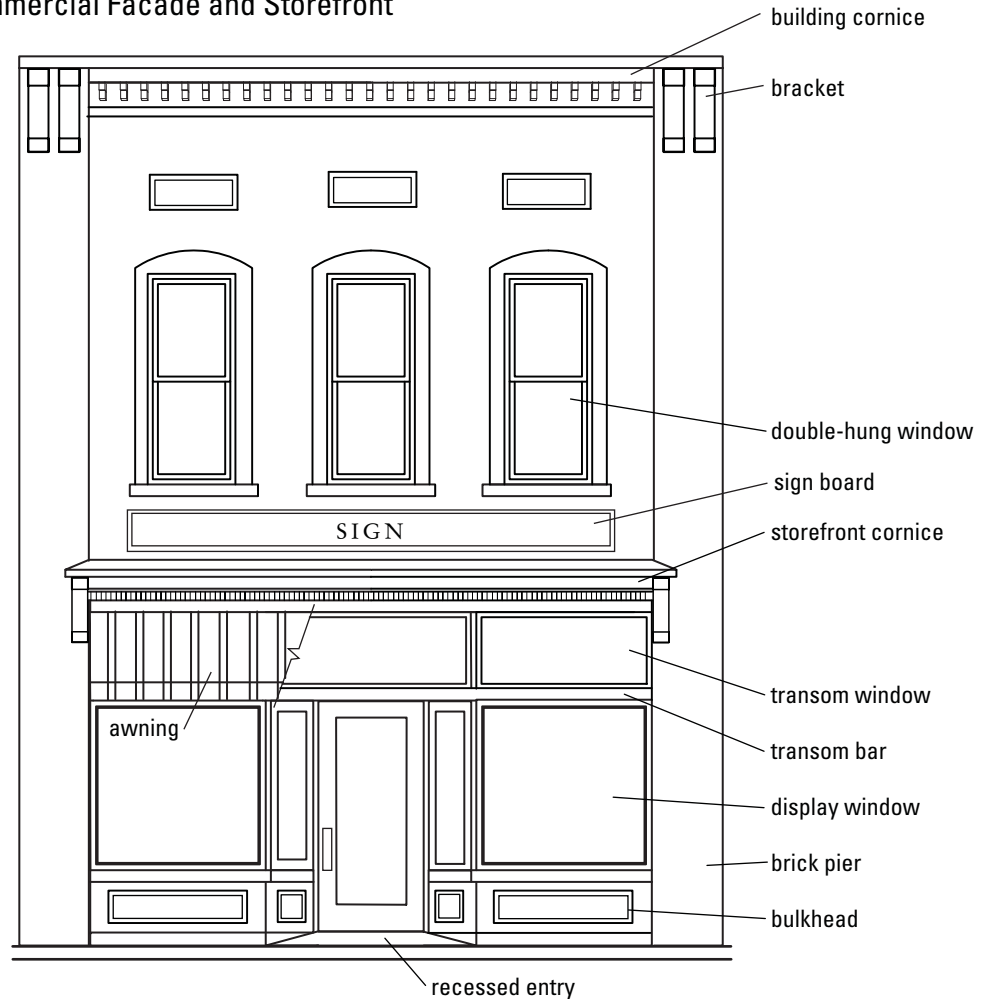
The cornice decorates the top of the building and may be made of metal, masonry, or wood. Some decorative cornices project from the building while an ornamental band delineates others. The top of the wall may have a patterned brick band or may have a coping of brick, concrete or metal.

Upper Facade

Upper facades are characterized by smaller window openings that repeat on each floor. These windows may vary in size, type, and decoration but usually are the same for each floor. Other facade details may be present on the upper level facades such as brick banding, corbelling, metal grilles or decorative panels.

Storefront

The first-floor storefront is transparent and is framed by vertical structural piers and a horizontal supporting beam, leaving a void where the storefront elements fit. An optional storefront element seen on some examples is an entrance to the upper floors. Later buildings may lack several elements of traditional storefronts such as transom windows or decorative details.



The elements of a traditional storefront can be applied to a one- or two-story structure.



This model of an early-twentieth-century, one-story commercial building shows the typical elements of a commercial facade.

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C. Additional Considerations for Parcels Zoned Commercial, continued



This illustration shows how historic forms can be used together to create a commercial building of separate masses.

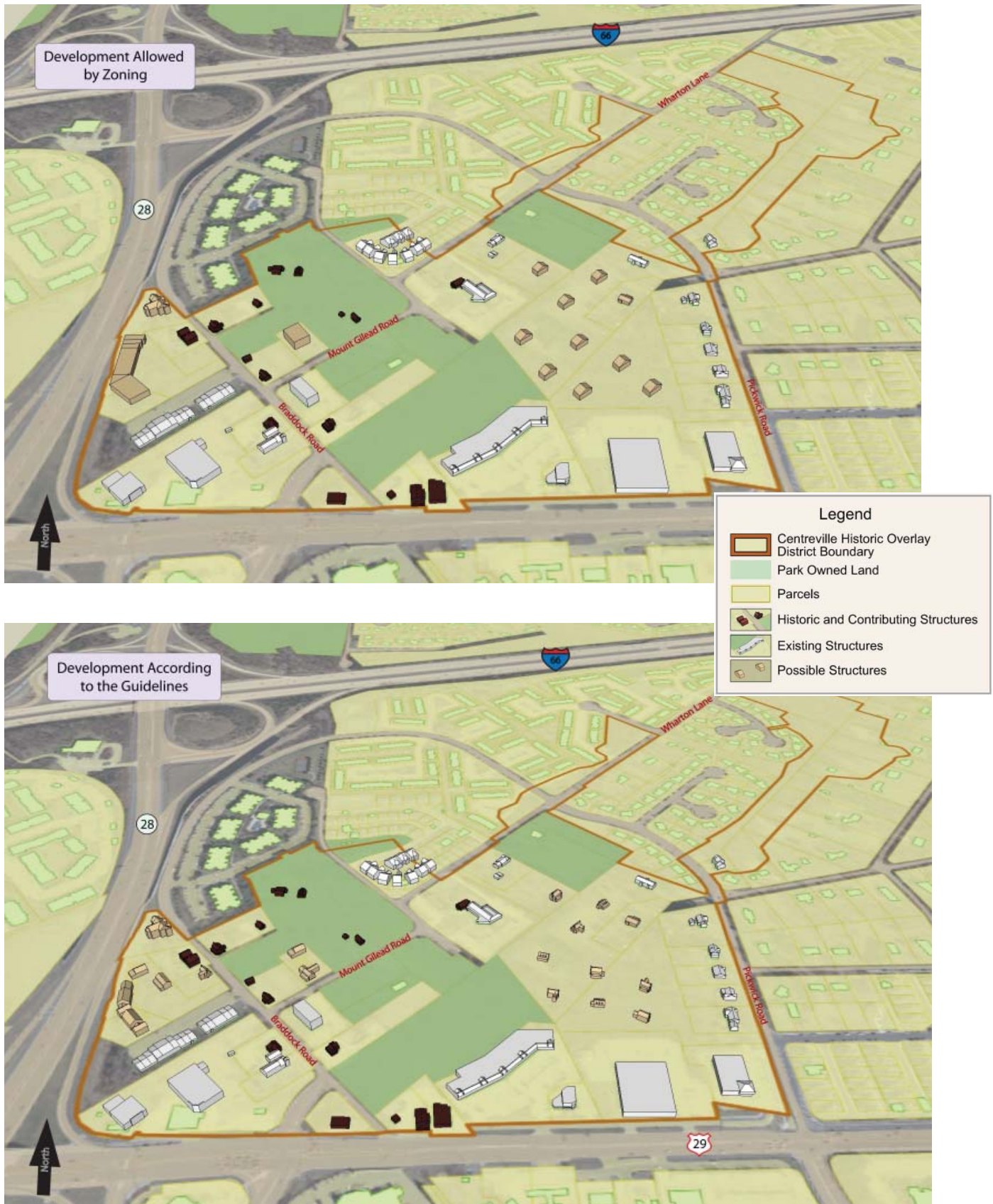


A one-story commercial building with a storefront uses both traditional and contemporary elements.



This larger commercial structure is a contemporary interpretation of the traditional three-part storefront shown on the previous page.

D. Illustrations of Development Allowed by Zoning versus Development in Accordance with the Guidelines



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D. Illustrations of Development Allowed by Zoning versus Development in Accordance with the Guidelines

